174.0	0005	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	812,000 / 812,000
					USE VALUE:	812,000 / 812,000
					ASSESSED:	812,000 / 812,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46	-48	DUNDEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PETERS JO ANNE M
Owner 2:	MENZ GERALDINE J
Owner 3:	
Street 1:	46 DUNDEE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BORTON JEAN -
Owner 2:	-
Street 1:	46 DUNDEE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,612 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1920, having primarily Wood Shingle Exterior and 2929 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3612.000	442,100		369,900	812,000
Total Card	0.083	442,100		369,900	812,000
Total Parcel	0.083	442,100		369,900	812,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 277.23 | /Parcel: 277.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 116270

GIS Ref

GIS Ref

Insp Date 10/06/18

PREVIOUS ASSESSMENT

Parcel ID 174.0-0005-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	442,100	0	3,612.	369,900	812,000	812,000	Year End Roll	12/18/2019
2019	104	FV	410,200	0	3,612.	364,600	774,800	774,800	Year End Roll	1/3/2019
2018	104	FV	410,200	0	3,612.	280,000	690,200	690,200	Year End Roll	12/20/2017
2017	104	FV	385,100	0	3,612.	264,200	649,300	649,300	Year End Roll	1/3/2017
2016	104	FV	385,100	0	3,612.	243,000	628,100	628,100	Year End	1/4/2016
2015	104	FV	322,300	0	3,612.	227,200	549,500	549,500	Year End Roll	12/11/2014
2014	104	FV	322,300	0	3,612.	209,200	531,500	531,500	Year End Roll	12/16/2013
2013	104	FV	334,800	0	3,612.	209,200	544,000	544,000		12/13/2012

!13549!

PRINT

Date	Time
12/11/20	03:29:08

LAST REV

Date	Time
10/09/19	10:04:03
apro	
13549	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BORTON JEAN,	56862-316		5/16/2011	Convenience	1	No	No		
	82760-338		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/9/2018	1680	Re-Roof	20,060	C				
10/3/1994	515	Manual	2,000					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
10/14/2008	Meas. Denied	197	PATRIOT
12/14/1999	Measured	163	PATRIOT
7/21/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	116270
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3612		Sq. Ft.	Site		0	70.	1.46	6									369,852						369,900	

Total AC/HA: 0.08292 | Total SF/SM: 3612 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 369,852 | Spl Credit | Total: 369,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.00848413
Const Adj.:	0.99989998
Adj $ / SQ:	141.174
Other Features:	128000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	600720
Depreciation:	158590
Depreciated Total:	442130

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0					Baths: 2		HB		

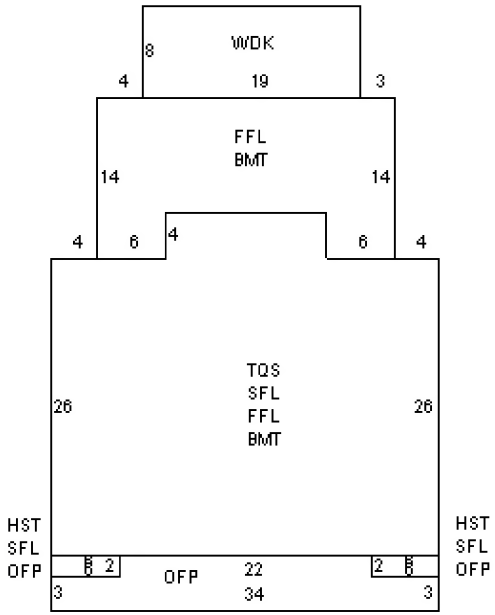
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	12	6	
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,248	42.350	52,855
FFL	First Floor	1,248	141.170	176,185
SFL	Second Floor	964	141.170	136,091
TQS	3/4 Story	705	141.170	99,527
OFP	Open Porch	170	26.200	4,455
WDK	Deck	152	12.580	1,912
HST	Half Story	12	141.170	1,694
	Net Sketched Area:	4,499	Total:	472,719
Size Ad	2929	Gross Are	4746	FinArea 2929

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	141.17
Special Features:	0	Val/Su Net:	98.27
Final Total:	442100	Val/Su SzAd	150.94

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 174.0-0005-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: